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BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 14, 1985

Mr. Herbert Malmud
H. Malmud and Associates, Inc.
8815 Meadow Heights Road
Randallstown, MD 21133

RE: Eastern Center Plaza
Shell Station Site
(formerly G.E.M. Stores)
7928-7940 Eastern Avenue
15th Election District
M.L.-I.M./M.L.-C.S.A.

Dear Mr. Malmud:

As per our request, this office is in receipt of an overall plan of the Eastern Center Plaza prepared August 23, 1983 by your company. This plan, as previously approved for commercial uses separately for the G.E.M. store, Frank's Nursery, and, most recently the Eastern Center Hall, will suffice as a grandfather plan for commercial uses including the Shell Station site.

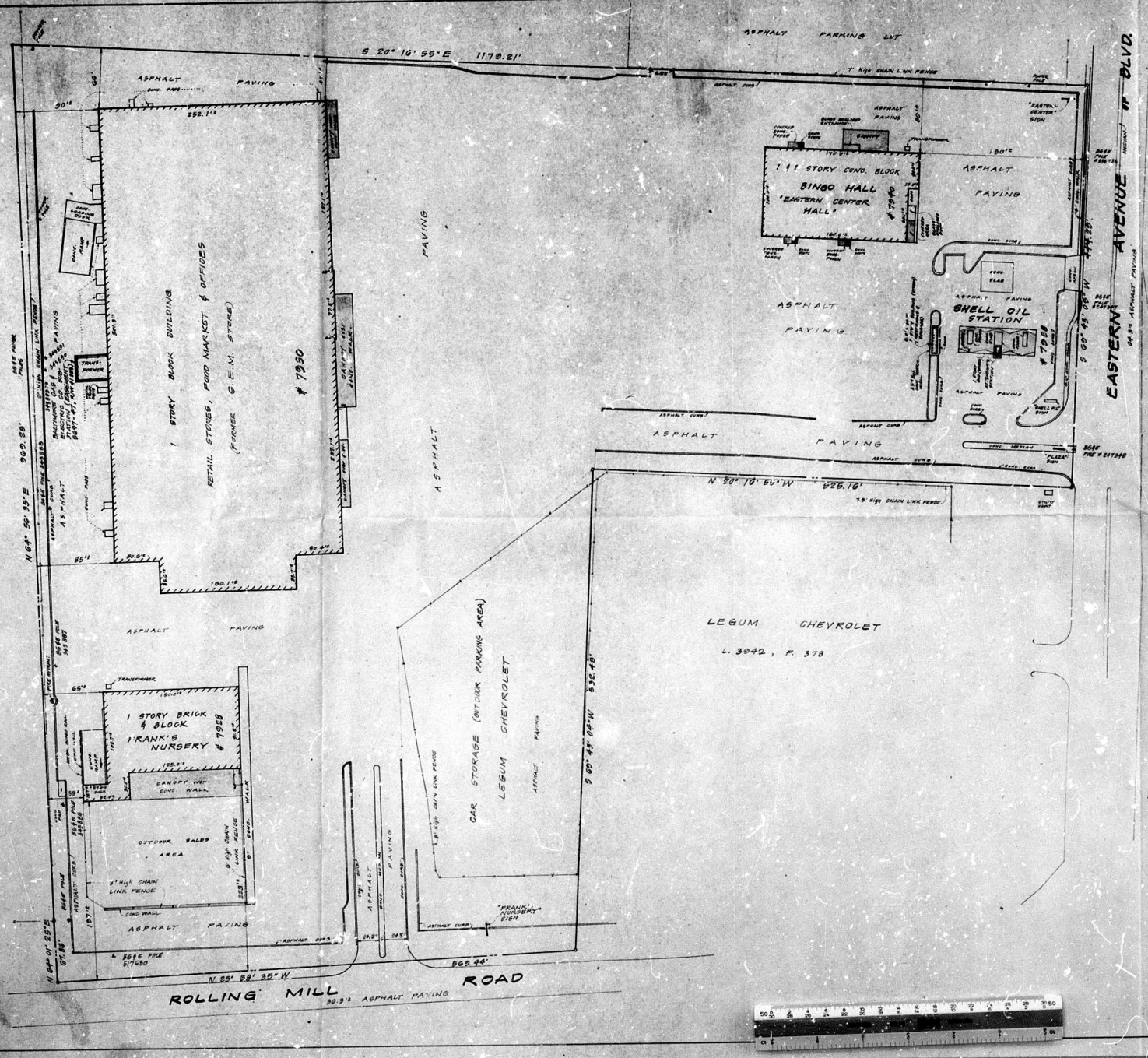
Specifically, the use of a restaurant would be approved by the Zoning Office on the Shell Station site as per your request provided all other zoning, setback, overall parking, and permit filing requirements are complied with.

Very truly yours,

W. Carl Richards, Jr.

W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:bg



SURVEYOR'S CERTIFICATE

I hereby certify that this is a plat of survey showing the property described in a memorandum of Lease dated March 1, 1962 between G.E.M. of Baltimore-East, Inc., a Maryland Corporation as Lessee and Benberg Development Corporation, ET AL, as Lessor, recorded among the Land Records of Baltimore County, Maryland in Liber 4200, Page 491 and that the position of all existing improvements shown on the above mentioned property has been carefully established by transit-tape survey and unless shown otherwise there are no visible encroachments.

The property shown hereon is subject to any and all leases, easements, rights-of-way and/or covenants of record.

STATE OF MARYLAND HERBERT MALMUD LAND SURVEYOR

Herbert Malmud
HERBERT MALMUD
Registered Land Surveyor
Maryland No 7558

EXISTING ZONING: ML CSA & ML-IM
FLOOD PLAIN ZONE 'C' - AREA OF MINIMAL FLOODING
TAX MAP 96, PARCEL 133.

BOUNDARY & BUILDING LOCATION SURVEY

7928 to 7940 EASTERN AVENUE or BLVD.
EASTERN CENTER PLAZA
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" - 50' Aug. 1st 23, 1983

Prepared by:
H. MALMUD & ASSOCIATES, INC.
8811 Meadow Heights Road
Randallstown, Maryland 21133
Telephone (301) 655-6405

MAR 5 1982